



SAN DIEGO
HOUSING
COMMISSION

We're About People

San Diego Housing Commission Preliminary Bond Authorization for Ulric Street Apartments

Housing Authority Agenda Item 2 and City Council Agenda Item 335
June 25, 2019

Emily S. Jacobs
Senior Vice President, Housing Finance &
Portfolio Management
Real Estate Division

J.P. Correia
Senior Real Estate Project Manager
Real Estate Division



SDHC – Ulric Street Partnership Development Recommendations

That the Housing Authority of the City of San Diego:

1. Approve initial steps to issue up to \$32,750,000 in tax-exempt Multifamily Housing Revenue bonds, including;
 - Bond Inducement resolution.
 - Bond allocation application to California Debt Limit Allocation Committee.
 - Bond Counsel and Financial Advisor.

Bond final approval will occur at a later date.

2. Authorize the Housing Commission President & CEO, or designee, to execute necessary documents in a form approved by General Counsel

That the San Diego City Council:

Hold an IRS-required Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing.



SDHC – Ulric Street Partnership Development Development Summary

- Proposed new construction of 95 affordable rental units for families.
 - Proposed mix of one-, two-, and three-bedroom units.
 - 1.47-acre site currently has 20 unrestricted existing apartments in five buildings, to be demolished.
 - Existing tenants to be relocated for new construction.
 - Lauren & Associates will be relocation consultant.
 - Relocation plan shall comply with any and all applicable laws, as approved by the Housing Commission President & CEO, or designee, and General Counsel.
- Development Summary at Table #1 page 3 of report.



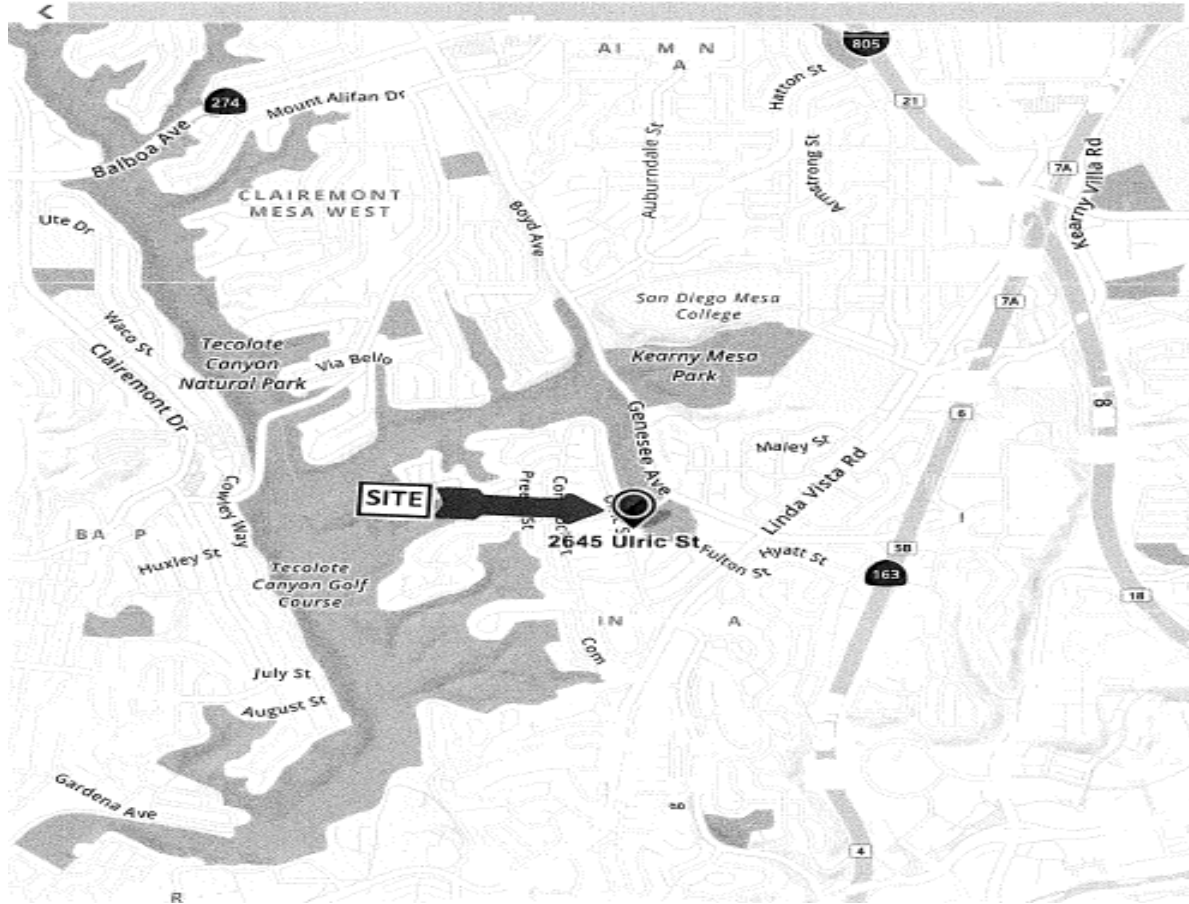


SDHC – Ulric Street Partnership Development Development Summary (Continued)

- Developer is the nonprofit Community Housing Works (CHW).
 - Experienced developer.
 - CHW has previously obtained Housing Commission loans and successfully implemented them.
- Development Team summary at Table #2, page 5 of report.



SDHC – Ulric Street Partnership Development Location Map



SDHC – Ulric Street

Partnership Development

Estimated Sources and Uses of Permanent Financing

Permanent Financing Sources	Amounts	Permanent Financing Uses	Amounts	Per Unit
Bond financed permanent loan	\$4,710,000	Property acquisition	\$5,460,037	\$56,875
State Housing & Community Development Multifamily Housing Program	7,500,000	Construction costs \$23,670,572 Contingency + 2,367,057 Total construction \$26,037,629	26,037,629	271,225
County of San Diego Innovative Housing Trust Fund loan	8,000,000	Financing costs	3,594,487	37,443
Housing Commission proposed loan	7,000,000	Local permits and fees	1,831,813	19,081
Regional Transportation Congestion Improvement Program fee waiver	219,830	Other soft costs	3,091,583	32,205
Refunds	93,836	Relocation costs	1,251,286	13,034
Accrued interest on soft debt	650,000	Reserves	261,126	2,720
CHW General Partner contribution	2,899,153	Developer fee	4,899,153	51,033
4 percent (CTCAC) tax credit equity	15,354,295			
Total Development Cost (TDC)	\$46,427,114	Total Development Cost	\$46,427,114	\$483,616



SDHC – Ulric Street Partnership Development Affordability

Unit Type	AMI	Units	CTCAC Gross Rents
Studios, 1 bath (370 sq. ft.)	30%	5	\$511
1-bedroom, 1 bath (593 sq. ft.)	30%	8	\$547
2-bedrooms, 1 bath (825 sq. ft.)	30%	11	\$657
3-bedrooms, 2 baths (1,062 sq. ft.)	30%	10	\$759
Subtotal 30% AMI Units	--	34	
Studios, 1 bath (370 sq. ft.)	60%	7	\$1,023
1-bedroom, 1 bath (593 sq. ft.)	60%	13	\$1,095
2-bedrooms, 1 bath (825 sq. ft.)	60%	22	\$1,314
3-bedrooms, 2 baths (1,062 sq. ft.)	60%	19	\$1,518
Subtotal 60% AMI Units	--	61	--
2-bedroom Manager's Unit	-	1	--
Total Units		96	



SDHC – Ulric Street Partnership Development Development Timeline

Milestone	Estimated Date
• CDLAC & CTCAC 4% Applications . . .	November 2019
• CDLAC & CTCAC allocation approval meetings	January 2020
• Housing Commission final review.	February 2020
• Housing Authority final review.	February 2020
• Estimated bond issuance	June 2020
• Estimated construction start	June 2020
• Estimated construction completion.	December 2021



SDHC – Ulric Street Partnership Development Artist's Rendering

